

**BOULDER CITY COUNCIL PROCEEDINGS
SPECIAL MEETING**

Tuesday, October 12, 2010

1. **CALL TO ORDER AND ROLL CALL**

The special meeting of the Boulder City Council was called to order at 8:00 p.m. in the Council Chambers.

Those present were: Mayor Osborne, Deputy Mayor Wilson, and Council Members Ageton, Appelbaum, Becker, Cowles, Gray, Karakehian and Morzel.

ORDER OF BUSINESS

2. **PUBLIC HEARINGS:**

**A. CONSIDERATION OF A MOTION PROVIDING DIRECTION ON THE AREA III –
PLANNING RESERVE AS PART OF THE 2010 MAJOR UPDATE TO THE BOULDER
VALLEY COMPREHENSIVE PLAN. - 8:00 P.M.**

Although there was no staff presentation, Planning staff members Susan Richstone and Chris Meschek were available to answer Council questions. Mr. Meschek provided a brief over view of the 3 options outlined in the memo:

Option 1: Move forward to consider Service Area Expansion

1. Public process to identify community needs not currently met in service area.
2. Followed by Public hearings – Is there sufficient merit to authorize Service Area expansion?
3. If yes, Service Area Expansion Plan developed
4. No - no further analysis of service area expansion.

Option 2: Conduct Planning Reserve Study during 2012 Mid-Term Update

1. Revise service area expansion process as part of 2010 BVCP Update
2. Conduct study of Area III-Planning Reserve as part of 2012 Mid-term update.

Option 3: Do not move forward to consider service area expansion time at this:

The Public Hearing was opened:

1. Sally Dettetre read a letter by Tom Metz, one of the three owners of the St. Julien supporting Dr. Allan Villavicencio's proposal for a Boulder Multisport Training & Sports Science Center (BMT), noting that this should be considered as a high priority by City Council and a tremendous value to the community.
2. James Richey, the swim coach of Boulder Swimming spoke to the impacts of all the closed pools in Boulder and the importance of supporting the sports. He also noted the positive reputation for promoting professional sports that will only be enhanced by such a facility.
3. Bruce Wilson, in support of the proposed Multisports Complex, agreed with previous speakers regarding the valuable service this type of facility would be for the whole community.
4. Johnathan Smolens, representing Boulder Eco Village, a group of people who are interested in using the property under discussion to develop Agriburbia.

5. Quint Redmond– TSR group out of Golden who developed the Agraburbia technology. Development of this technology will be a critical element in how future food production will exist.
6. James Harrington – Spoke of a friend who lived the proposal area and expressed concern regarding impacts to the people who live in the area need to be considered and they need to be included in the process.
7. Jane Scott – head coach for the Boulder Aquatic Masters. Spoke of the support from that group for the Multisports Complex.
8. Dr. Alan Villavicencio – pooled time for 5 minutes. He is the party that submitted the proposal for BMT a Multisports Complex. He encouraged Council not to place this on the back burner as it was completely funded by him and he expressed concern regarding the potential of a missed opportunity. Has also noted that this was not just about world class athletes it was more about solidifying the Boulder Brand and about the Boulder community. He also clarified that CU is very interested in such a facility but they do not have the land to do it.
9. Dawn Elder – mother of three from Texas who comes to Boulder every two months to train. As a tri-athlete she was surprised by the poor quality of facilities for athletes to train. Felt the project had a sense of urgency to take advantage of this proposal.
10. Rakesh Ganeriwala - A Multisports Complex facility would have far reaching effects beyond Boulder. The complex would support the Council's Smart Energy Goals and would provide for surrounding areas as well from those who would come to train.
11. Susan Peterson - Spoke in opposition to the proposal expressing the type of proposal being presented to the Council was exactly what the current procedure was intended to prevent.
12. Scott Berryman, a former elite athlete who now works with Denver to support opportunities for kids in need, expressed the benefits of reaching out to create healthy life styles for the kids in Boulder.

There being no other speakers the public hearing was closed.

Council Member Becker asked for clarification of how the proposal would be implemented. Staff responded that it would require a change to the Boulder Valley Comprehensive Plan (BVCP).

Council Member Appelbaum clarified that any change to the BVCP would require a four body review/approval.

Council Member Becker expressed that she did not want to be stabbing in the dark and thought Option 1 provided more information.

Council Member Cowles expressed concern about locating the proposed Multi-sports Complex in the middle of the service plan. He supported Option 2 which started out with revising the service area expansion. Then he suggested working diligently with Dr. Villavicencio and the Palmos' to find a location in a different area of the property. He acknowledged how important the proposal was to the city.

Council Member Gray – Agreed with comments from Council Member Cowles and supported Option 2 because she did believe the process needed to change. However, at the same time she would want this to be studied and hoped the city would act as

facilitator to explore what the future of the area would be and to check in with the University and other large industries including the hospital for input into the expansion of the area.

Deputy Mayor Wilson asked when did a progressive policy become a regressive policy? He expressed concern that the city didn't have the time to develop the "really good sustainable opportunities."

Mayor Osborne indicated that up until recently land in Area 2 required entertaining really creative ideas. She expressed that it was time to look at the planning reserve to find the 21st century quality project. She indicated support for Option 2, while also noting the importance of following through with a coupling with the north Boulder neighbors across Hwy. 36.

Council Member Ageton – Area 2 has always been sort of a sacred location but it does seem that the time has come to look to expanding the city into the Area 2. She did not support Option 1 as it followed the current plan which she felt was seriously flawed and therefore supported Option 2. She expressed that there were three changes that need to take place: 1) Open timing needs to occur; 2) approval of a two body review; and 3) an open process which is transparent governance.

Council Member Morzel asked how this project fit in with the City's structure. There would be consequences to the exciting community. Area 3 holds to a very high standard. Staff needs to bring back the kind of properties in Areas 1 and Area 2 that might meet the unmet needs of the City. She also stressed the need to find out what would be acceptable to residents in Orange Orchard.

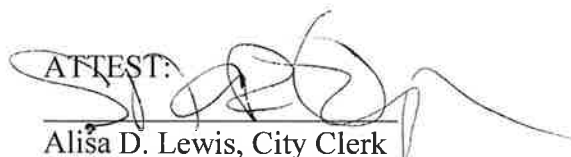
Council Member Karakehian expressed support for Option 2, getting rid of the status quo, yet moving forward as quickly as possible.

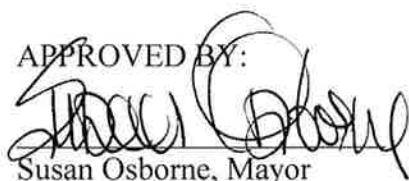
Council Member Appelbaum – agreed that the Council needed to fix the process and clear up the ambiguity. He voiced support for Option 3.

Council Member Becker moved, seconded to Council Member Gray to: a) approve Option 2 as outlined in the memo to undertake revisions to the Service Area Expansion Process and part of the 2010 Major Update to the Boulder Valley Comprehensive Plan, and b) postpone consideration of a Service Area Expansion until after the 2010 Major Update is completed. The motion carried 9:0.

3. **ADJOURNMENT**

There being no further business to come before Council at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED AT 10:10 P.M.

ATTEST:

Alisa D. Lewis, City Clerk

APPROVED BY:

Susan Osborne, Mayor